058.0	0004	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	709,700 /	709,700
USE VALUE:	709,700 /	709,700
ASSESSED:	709,700 /	709,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARNOLD JOSHUA W &
Owner 2:	GITELSON LAURA B
Owner 3:	
Street 1:	56 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCDOWELL NANCY/TRUSTEE -
Owner 2:	GEHA BILL LEE/TRUSTEE -
Street 1:	56 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Wood Shingle Exterior and 1486 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4359.000	324,200		385,500	709,700
Total Card	0.100	324,200		385,500	709,700
Total Parcel	0.100	324,200		385,500	709,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.69 | /Parcel: 477.69

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	38382
GIS Ref	
GIS Ref	
Insp Date	08/28/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0004-0002.0

!4963!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	324,200	0	4,359.	385,500	709,700		Year end	12/23/2021
2021	101	FV	314,600	0	4,359.	385,500	700,100		Year End Roll	12/10/2020
2020	101	FV	314,600	0	4,359.	385,500	700,100	700,100	Year End Roll	12/18/2019
2019	101	FV	243,600	0	4,359.	380,000	623,600	623,600	Year End Roll	1/3/2019
2018	101	FV	243,200	0	4,359.	291,900	535,100	535,100	Year End Roll	12/20/2017
2017	101	FV	243,200	0	4,359.	275,400	518,600	518,600	Year End Roll	1/3/2017
2016	101	FV	243,200	0	4,359.	253,400	496,600	496,600	Year End	1/4/2016
2015	101	FV	229,500	0	4,359.	236,800	466,300	466,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:26:13

LAST REV

Date	Time
09/25/18	09:15:50
apro	

TAX DISTRICT | PAT ACCT. 4963

USER DEFINED

Prior Id # 1:	38382
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCDOWELL NANCY/	63422-10		3/28/2014		535,000	No	No		
MCDOWELL NANCY,	61870-51		5/24/2013	Convenience	99	No	No		
MCDOWELL NANCY	41290-519		10/28/2003	Family	1	No	No		
CHANDLER BARBAR	31808-478		9/11/2000		379,000	No	No	4	
MCAULEY ROBERT	28172-66		2/11/1998		170,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2014	418	New Wind	25,700					
4/14/2011	275	Re-Roof	7,209					
2/25/1998	91	Add Bath	2,500					ADD 1/2 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	TTL REFUSAL	BS	Barbara S
1/13/2009	Meas/Inspect	189	PATRIOT
12/19/2008	Missed Appt.	163	PATRIOT
12/15/2000	MLS	MM	Mary M
1/13/2000	Mailer Sent		
1/10/2000	Measured	277	PATRIOT
7/23/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4359		Sq. Ft.	Site		0	70.	1.26	6									385,538						385,500	

Total AC/HA:	0.10007	Total SF/SM:	4359	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	385,538	Spl Credit		Total: 385,500

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	RED
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

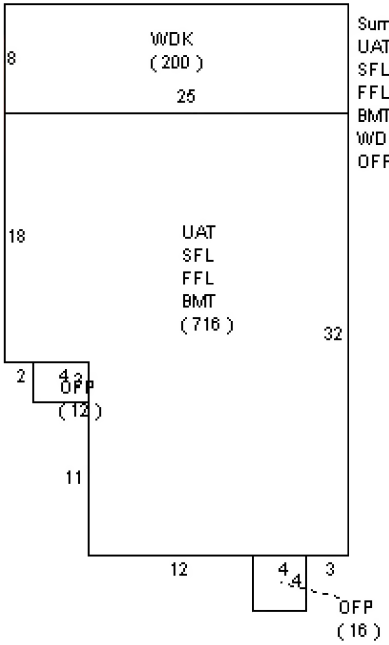
OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

ATC IS UNHEATED.

SKETCH



Sum Area By Label :
UAT = 716
SFL = 716
FFL = 716
BMT = 716
WDK = 200
OFP = 28

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 4	Baths: 1	HB 1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	78022
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398222
Depreciation:	74069
Depreciated Total:	324152

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	126.89
Final Total:	324200	Val/Su SzAd	226.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	716	54.670	39,143
FFL	First Floor	716	182.230	130,478
SFL	Second Floor	716	182.230	130,478
WDK	Deck	200	11.000	2,200
UAT	Upper Attic	179	93.120	16,669
OFP	Open Porch	28	44.000	1,232

Net Sketched Area:	2,555			Total:	320,200
Size Ad	1432	Gross Area	3092	FinArea	1486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	G	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	2000	0.00	T	15.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: